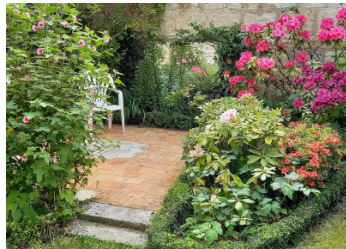
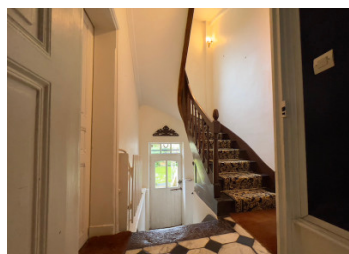


## Stunning Town House in the centre of Saumur, the Loire Valley

### EXCLUSIVE



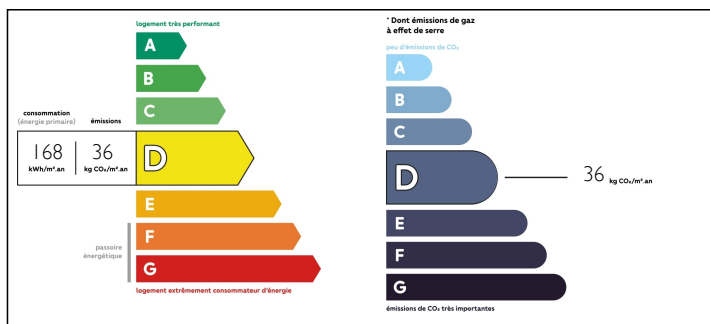
### INFORMATION

Town:	Saumur
Department:	Maine-et-Loire
Bed:	4
Bath:	3
Floor:	165 m2
Plot Size:	205 m2

### IN BRIEF

A rare opportunity to own a fully restored, stunning 1900 century home, in the heart of historic Saumur. Containing many of it's original features, garden, spacious accommodation, garage and beautiful views over the rooftops of the town, including a wonderful view of the Saumur Chateau. Set over three floors this four spacious bedroom, three bath/shower room house, is located in a quite street but is just a moments walk from all of Saumurs many amenities.

### ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## LOCAL TAXES

**Taxe foncière: 2866 EUR**

## NOTES

## DESCRIPTION

This beautiful early 1820 home is in excellent condition, built from tufa stone and located in a quiet, one-way street in the centre of Saumur. It is very close to all local amenities, including bars, restaurants, shops, the theatre, pharmacies and doctors.

The entry the property into a beautiful tiled hallway, leading to the generous reception rooms, kitchen, garage and the staircase leading to the upper floors.

The upper floors of the house enjoy beautiful views over the rooftops of the town, including a wonderful view of the Saumur Chateau.

For a home so centrally situated, this home also benefits from a private, spacious, well maintained and sunny garden, including pond, terrace and outbuildings.

The house requires no major work being completely renovated in 1997. The roof, wood treatment, plumbing, electrics, joinery and heating. The old gas boiler was also changed in 2021. The original character has been preserved, marble and oak floors, wood panelling, fireplaces, etc.

The house also enjoys private secure parking, via it's own garage with direct access from the house.

- A fitted kitchen
- 4 bedrooms (one of which could be a small studio with kitchenette)
- Three bathrooms
- 1 dressing room
- 2 living rooms, one of which is over 42 m2
- shower rooms and WCs on each floor
- 1 attic of 33 m2 suitable for conversion
- 2 large vaulted cellars, including 1 wine cellar with sandblasted floor,

Complete this 198 m2 home, with 7 rooms that can be lived in immediately on the 3 levels.